N

W E

S

. NORTH
6/2024

No.	Bearing	Distance
L1	S75°55'40.4"E	28.01'
L2	S65°41'11.9"E	30.70'

No.	Bearing	Distance
L1	S75°55'40"E	27.28'
L2	N12°09'51"E	5.20'
L3	N72°41'27"W	7.30'
L4	S75°46'54"E	12.00'
L5	N75°55'40"W	2.00'
L6		
L7	S75°55'40"E	27.05
L8		9.21'
L9	N12°09'51"E	9.13'

WINNACUNNET ROAD

S66°13'36.0"E 137.50'

N22°14'24.0"E 130.00'

828finallot
16,889.89 S.F.
0.4 Ac.

S22°49'36.7"W 115.00'

N72°26'29.3"W 138.74'

S65°41'12"E 779.58'

N/F DAVID E & CHRISTINE A COLLAMORE
TAX MAP 205 LOT 22

N/F REBECCA A & TIMOTHY P MCCRAE
TAX MAP 206 LOT 30

no dhf in stone laying on ground at base fenc post

Fnd Post Broken off

N/F B&E PHILBRICK FAMILY REVOCABLE TRUST OF 2018
BRUCE D & ELAINE F PHILBRICK TRUSTEES
RCRD 5948-2828
TAX MAP 205 LOT 26

N/F GUY BECKLEY STEARNS AND KAITLIN ANNE STEARNS
RCRD 6276-0479
TAX MAP 205 LOT 25
(See Plan Reference No 3)

property line shown on previous survey (plan ref no 1) deemed to be based on calculation error of total dist. distance from Winnacunnet Road

S71°47'19"E 140.00'

Ref RCRD 2355-1889

Existing Paved Driveway

N72°29'37"W 120.00'

S75°49'13"E 186.94'

S75°46'54"E (prop) 174.87'

Railroad Spike Fnd (exis) 186.87'

29.00'

28.40'

S21°55'55"E (prop) 18.00'

S75°46'54"E 12.00'

126.8' (tie)

N12°14'13"E

HOUSE #271

BYBEE EXIS
37,346 S.F.
0.86 Ac.

pool area

BARN

stockade fnc

chain link fnc

36.37'

99.88' (exis)

S12°09'51"W 76.14' (prop)

S12°09'51"W 70.67'

S12°09'51"W 5.47'

LAND OF BYBEE AND PSOMAS
TAX MAP 206 LOT 38
EXISTING (AND PROPOSED) LOT AREA
0.92 AC PER PLAN REFERENCE NO 2
Note: No resurvey of remaining land of Bybee & Psomas has been conducted for this application.

PARCEL A
250 sf±
Bialobrzeski to Bybee & Psomas

PARCEL B
250 sf±
Bybee & Psomas to Bialobrzeski

PARCEL C
720 sf±
Skoglund to Bialobrzeski

PARCEL D
720 sf±
Bialobrzeski to Skoglund

LAND OF SKOGLUND TRUST
TAX MAP 206 LOT 38-1
EXISTING (AND PROPOSED) LOT AREA
0.74 AC PER PLAN REFERENCE NO 2
Note: No resurvey of remaining land of Skoglund Trust has been conducted for this application.

31,084.80 S.F.
0.7 Ac.

N75°55'40"W (exis) 29.05'

N75°55'40"W (exis) 9.21'

159.73' (tie)

S79°34'50"E

S79°37'47.7"E 159.54'

E J Cote Rebar Fnd Down 1'

N26°29'29.2"W (exis) 120.22'

N80°11'56"W (exis) 41.00'

S06°17'47"E (exis) 56.62'

S71°47'19"E 245.56' (exis)

N72°41'27"W (prop) 238.26'

7.30'

Stone Bound Fnd (Bridgestone)

S68°03'47"E 182.54' (tie)

N68°12'56.3"W 182.43'

EASTERLY ABUTTER
N/F NANCY G ANDREW
TAX MAP 206 LOT 39

HOUSE
#275

N/F PHYLLIS FUNARI REVOCABLE TRUST
TAX MAP 205 LOT 19

LANDING ROAD

N/F CRISTIANO FAMILY REVOCABLE TRUST
TAX MAP 218 LOT 3

LANDING ROAD

N/F THOMAS W & NANCY J MARTY
RCRD 3181-0468
TAX MAP 218 LOT 4

N/F TOWN OF HAMPTON
TAX MAP 219 LOT 9
RCRD 1829-313
(See Plan Reference 4)

Granite Bound Fnd

Concrete Bound Fnd

Rebar (found 0.15' deep)

Rebar (found 0.15' deep)

N22°14'24.0"E 130.00'

N09°09'23.2"E 100.81'

S68°12'07"W 101.29' (tie)

N09°09'23.2"E 100.81'

N63°57'54"W 65.0' (tie)

S79°12'20"W 72.32' (tie)

Pfnd up (disturbed)

GARAGE

EXISTING 3 BEDROOM SINGLE FAMILY HOUSE #247

GENERATOR

hvac

blk

ST

porch

deck

garden

SHED

Existing Leach Field NHDES approval CA2000464

Deck

GM

UP

OHU

chain link fence

stockade fence

245.56'

N72°41'27"W (exis) 245.56'

117.47'

29.0'±

Rebar (found 0.15' deep)

Pfnd 85.00'

Rebar (found 0.15' deep)

Pfnd 85.00'

tocks axis
51,136.16 S.F.
1.2 Ac.

LAND OF BIALOBRZESKI TRUST
TAX MAP 205 LOT 27
EXISTING (AND PROPOSED) LOT AREA
±51,420 SF± 1.18 ACRE±

N/F GUY BECKLEY STEARNS AND KAITLIN ANNE STEARNS
RCRD 6276-0479
TAX MAP 205 LOT 25
(See Plan Reference No 3)

Command= 210-
Point#, Start#-End# or G#= 1-3573

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------03-07-2025-----				19:17:46	----------	----------D:...\BMHOME22	
		100.00	NS	1	5000.0000	5000.0000	
		99.45	mnf	2	4962.7892	5161.1777	
		95.43	sps	3	4861.2780	5168.7002	
		98.27	sps	4	4907.0847	5263.0064	
		114.37	ipf	5	4812.8580	5348.2132	
		111.33	mns	6	4819.8511	5520.9685	
		98.44	rbf	7	5054.1779	5523.5502	
		97.55	bolt	10	5115.2169	5021.3166	
		99.82	ipf	11	5017.0777	5004.2465	
		99.82	ipf	12	5014.5376	5003.6853	
		100.31	ipf	13	4966.5300	4996.6289	
		100.08	metl	14	4963.9515	4995.7343	
		102.03	gbf	15	4866.1823	4982.1251	
		100.89	up4	16	4923.8714	4988.4753	
		100.28	up157.3	17	5008.9384	5003.2715	
		100.68	mnfgp	18	5007.8444	5010.2998	
		100.09	ep	19	4982.9076	4988.2881	
		100.04	ep	20	4987.1218	4997.1964	
		100.15	ep	21	4986.1085	5008.7169	
		99.56	ep	22	4953.5402	5126.7099	
		99.60	ep	23	4966.8790	5122.8940	
		99.54	cf	24	4977.4738	5126.5861	
		99.97	cf	25	4985.9485	5096.0752	
		100.72	cf	26	4942.7009	5056.1169	
		99.14	pinfos0.	27	4930.6142	5111.4374	
		99.75	cf	28	4931.6973	5111.4604	
		99.16	ipf+/-di	29	4965.6605	5133.3664	
		99.75	rrs	30	4972.2989	5134.7595	
		99.48	ep	31	4974.0502	5148.3627	
		99.45	cf	32	5006.6688	5138.3178	
		101.33	els	33	5013.5370	5140.7486	
		102.20	els	34	5017.7503	5146.9609	
		102.38	els	35	5028.0840	5146.4595	
		105.15	tms	36	5025.3522	5150.3399	
		102.85	ipf	37	5029.3215	5149.8416	
		100.00	cb	38	4984.3524	5207.6995	
		100.15	cb	39	4960.8942	5201.8864	
		99.90	cb	40	4955.8644	5194.6244	
		98.97	cb	41	4932.0892	5188.9132	

JOB #20 926MERGE [3573]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
03-07-2025				19:17:46		D:...\BMHOME22	
		98.14	cs	42	4908.2597	5137.0056	
		99.14	cs	43	4925.8924	5132.7804	
		99.52	cf	44	4844.4655	5099.6346	
		91.53	eclf	45	4830.3579	5097.0745	
		92.25	cbf	46	4830.5520	5096.7150	
		108.31	ipf	47	4878.9804	5337.1051	
		108.15	ipf	48	4885.7905	5309.9373	
		106.37	eclf	49	4897.2046	5311.2814	
		106.60	ebf	50	4898.1881	5311.0411	
		106.09	f	51	4906.1578	5312.3400	
		105.74	ef	52	4914.7436	5314.6903	
		104.34	ef	53	4929.7692	5318.1835	
		101.92	tfp	54	4969.3335	5327.2110	
		101.07	tfp	55	4984.7931	5322.6462	
		100.91	tfp	56	4985.5764	5320.5121	
		100.52	tfp	57	5000.8236	5325.5816	
		100.54	gsf	58	4986.2591	5320.0272	
		101.56	ipf	59	4993.4621	5291.8544	
		101.57	rrs	60	5000.4586	5263.7217	
		92.44	cf	61	4777.1737	5269.5433	
		103.12	cb	62	4945.2311	5360.1503	
		102.63	cb	63	4980.4703	5369.7055	
		101.65	bh	64	4976.0772	5330.6410	
		106.62	fl	65	4894.1759	5327.6252	
		115.24	ns12wp	66	4804.7839	5321.8154	
		116.70	ns20 0	67	4772.6414	5314.7737	
		118.73	ptsbf	68	4757.4927	5331.1498	
		113.48	cb	69	4799.1491	5412.7318	
		113.11	cb	70	4810.6781	5418.3363	
		113.02	cb	71	4811.0736	5428.6619	
		113.85	cb	72	4808.2068	5441.6208	
		113.84	cb	73	4787.2114	5468.0371	
		113.80	cb	74	4782.0013	5491.7236	
		114.04	cb	75	4758.3203	5486.5468	
		120.27	bipf	76	4689.2973	5500.4757	
		114.50	ipf1"x8"	77	4765.1399	5519.0885	
		112.62	cp	78	4805.2473	5519.3254	
		112.63	ep	79	4804.2707	5509.5607	
		110.45	epcld	80	4825.6409	5507.1971	
		109.66	lamp	81	4837.7517	5492.1056	
		99.30	lamp	82	4931.9566	5510.7770	
		98.47	lamp	83	5036.2374	5526.7397	
		98.43	epcld	84	5034.3561	5536.1092	
		98.24	cld	85	5012.3361	5529.6718	
		98.59	cld	86	4961.4746	5522.8362	
		100.03	up290.42	87	4922.1823	5531.8719	
		99.83	sbf	88	4924.6485	5533.6736	
		100.65	gy	89	4912.6040	5534.1348	
		100.02	cwll	90	4920.3207	5534.7726	
		98.06	ewll	91	4972.8058	5541.1797	
		98.77	sbf	92	5021.2154	5548.5909	
		97.97	ipf	93	5042.7576	5552.1542	
		98.36	up290420	94	5060.3447	5510.2300	
		98.32	up290420	95	5061.2295	5508.2147	
		97.06	bfp+/-	96	5107.3840	5357.8671	
			IpinFnd	97	4930.3427	5111.0176	
			calcor	300	4970.7845	5136.6728	INT
			calcor	301	4983.4860	5331.2816	INT

JOB #20 926MERGE [3573]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
03-07-2025			-----	19:17:46		D:...\BMHOME22	
			calcor	302	4819.8374	5307.8117	INT
			calcor	303	4850.2623	5494.0391	INT
			calcor	304	5033.8574	5520.6094	INT
			pol	305	4983.5303	5331.0780	TRA
			STONE	306	4689.7921	5500.5474	TRA
				307	4759.6646	5324.1804	TRA
				308	4815.9563	5330.2781	INT
				309	4932.8174	5111.3723	TRA
				310	4937.0596	5089.7852	INT
				311	5004.2209	5111.0319	INT
				400	4759.6735	5324.1517	TRA
				401	4815.9590	5330.2628	INT
			PSA	501	5014.5376	5003.6853	
			PSA	502	4965.9782	5134.8448	TRA
			PSA	503	5029.1662	5149.8058	TRA
			PSA	504	4983.4529	5331.0836	TRA
			PSA	505	4885.7884	5310.0679	TRA
			PSA	506	4878.9829	5337.0552	TRA
			PSA	507	4819.8849	5307.8196	TRA
			PSA	508	4812.9055	5348.1796	TRA
			PSA	509	4757.4744	5331.1706	TRA
			PSA	510	4831.6048	5096.1827	TRA
			PSA	511	4930.4197	5110.8665	TRA
			PSA	512	4966.4856	4996.5403	TRA
			PSA	513	5014.5294	5003.6796	TRA
			PSA	514	5107.7651	5357.5822	TRA
			PSA	515	4867.5592	4982.1224	TRA
			ERNIE	520	5118.4468	5361.6657	
			ERNIE	521	5107.3971	5358.1023	TRA
			ERNIE	522	4885.7665	5309.9085	TRA
			ERNIE	523	4878.9252	5336.9154	TRA
			ERNIE	524	4819.7995	5307.5870	TRA
			ERNIE	525	4810.3178	5347.4755	TRA
			ERNIE	526	4755.9956	5327.0367	TRA
			ERNIE	527	4689.4740	5500.2738	TRA
			ERNIE	528	5020.7986	5548.6663	TRA
			ERNIE	529	5042.7867	5552.1986	TRA
			ERNIE	530	5054.1779	5523.5502	TRA
			ERNIE	531	5118.5460	5361.6679	TRA
			ERNIE	532	4850.3011	5493.7725	TRA
			02843	540	5107.8772	5357.8487	
			02843	541	4983.9000	5331.4815	TRA
			02843	542	5063.3562	5014.1373	TRA
			02843	543	5229.4563	5082.0568	TRA
			02843	544	5107.2346	5359.5204	TRA
			int	545	5107.9629	5357.8669	TRA
				546	5174.0274	5207.8896	TRA
				547	5155.4078	5051.7779	TRA
				548	5109.1275	5032.8535	TRA
				549	5067.2716	5165.1322	TRA
			D20223	550	4494.8366	4923.4104	
			D20223	551	4867.1667	4982.8833	TRA
			D20223	552	4831.2579	5097.3846	TRA
			D20223	553	4757.6958	5331.9502	TRA
			D20223	554	4689.8980	5501.5188	TRA
			D20223	555	4770.4720	5512.9444	TRA
			D20223	556	4727.5123	5659.6227	TRA
				557	5104.4041	5180.0044	TRA

JOB #20 926MERGE [3573]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
03-07-2025				19:17:46		D:...\BMHOME22	
			setspk	600	5203.4449	5191.1305	
			sethub	601	5074.1813	5149.5718	TRA
			hexfndip	602	5115.2169	5021.3166	TRA
			tkpost**	603	5107.3493	5357.9294	SS
			fndsb	604	5021.1535	5548.9746	SS
			corhse	605	5124.4988	5297.9045	SS
			corhse	606	5140.7075	5263.3179	SS
			appwll	607	5186.9028	5204.0996	SS
			endfnc**	608	5132.4735	5192.2344	SS
			corhse	609	5150.1045	5148.4086	SS
			corhse	610	5173.4975	5156.1878	SS
			corhse	611	5183.1476	5127.1216	SS
			corhse	612	5184.2797	5104.2595	SS
			pole	613	5205.2169	5176.9810	SS
			anchor	614	5197.3644	5172.3293	SS
			nut**	615	5235.8838	5114.2869	SS
			post*	616	5218.9773	5157.3614	SS
			corgar	617	5166.5177	5098.4915	SS
			nut**	618	5235.9226	5114.3210	SS
			pole	619	5192.6509	5052.1039	SS
			post**	620	5168.3540	5040.7232	SS
			setpk	621	5160.1627	5057.5786	SS
			settkstk	622	5103.0353	5051.1019	SS
			psaip	623	5014.5308	5003.7330	SS
			pkanpole	624	5007.8150	5010.3534	SS
			fnddhsb	625	4865.9647	4982.0903	SS
			pole	626	5009.0556	5003.4153	SS
			pole	627	5092.4537	5014.0663	SS
			corhse	628	5072.0868	5082.7845	SS
			chlkhol*	629	5141.3921	5172.9175	SS
			endstck*	630	5065.2372	5165.7089	SS
			chlkhol*	631	5085.8123	5113.6162	SS
			basecorf	632	5038.0586	5155.9986	SS
			fndip	633	5029.3528	5149.9452	SS
			rrspkpol	634	4972.2488	5134.7812	SS
			setpk	635	4962.6757	5161.2931	SS
			ippsa	636	4966.3387	4996.6039	SS
			corfnc	637	4942.4405	5056.1119	SS
			appcorfc	638	4931.6321	5111.2970	SS
			onbd@fc*	639	4830.1918	5097.0005	SS
			@intfnc	640	4844.8681	5099.8887	SS
			pole	641	4929.8082	5132.3571	SS
			pole	642	5005.6111	5150.7123	SS
			corfnc	643	5006.6222	5138.3393	SS
			corfnc	644	4977.3557	5126.6773	SS
			corfnc	645	4985.7609	5096.1846	SS
			pcepdr	646	4952.6377	5129.0914	SS
			corep	647	4935.5687	5139.0576	TRA
			corep	648	4930.0094	5159.6015	SS
			calsl	649	5148.1842	5266.6114	TRA
			int	650	5107.9629	5357.8669	INT
			STK	652	4927.2251	5131.6827	SS
			STK	653	4924.7082	5142.0401	SS
			STK	654	4906.5767	5137.6439	SS
			STK	655	4909.0871	5127.2828	SS
				656	4911.8598	5108.4046	INT
			STK	657	4927.2321	5131.6791	TRA
			STK	658	4924.7196	5142.0490	TRA

JOB #20 926MERGE [3573]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
03-07-2025				19:17:46		D:...\BMHOME22	
			STK	659	4906.5746	5137.6528	TRA
			marker	660	4910.8672	5119.0461	TRA
				661	4912.4182	5108.4866	INT

Point#, Start#-End# or G#= 4-

N/F CRISTIANO FAMILY REVOCABLE TRUST OF 2020
TAX MAP 218 LOT 3

N/F PHYLLIS FUNARI REVOCABLE TRUST
TAX MAP 205 LOT 19

N/F DAVID E & CHRISTINE A COLLAMORE
TAX MAP 205 LOT 22

N/F REBECCA A & TIMOTHY P MCGRAIL
TAX MAP 206 LOT 30

N/F B&E PHILBRICK FAMILY REVOCABLE TRUST OF 2018
BRUCE D & ELAINE F PHILBRICK TRUSTEES
RCRD 5948–2828
TAX MAP 205 LOT 26

N/F GUY BECKLEY STEARNS AND KAITLIN ANNE STEARNS
RCRD 6276–0479
TAX MAP 205 LOT 25
(See Plan Reference No 3)

N/F THOMAS W & NANCY J MARTY
RCRD 3181–0468
TAX MAP 218 LOT 4

N/F TOWN OF HAMPTON
TAX MAP 219 LOT 9
RCRD 1829–313
(See Plan Reference 4)

LANDING ROAD

WINNACUNNET ROAD

property line shown on previous survey (plan ref no 1) deemed to be based on calculation error of total deed distance from Winnacunnet Road

Rebar set to Winnacunnet Road (deed total: 215')

(plan: 65.00')

60.00'

215'

N12°40'43"E

117.47'

S75°46'54"E

Railroad Spike Fnd

(exis) 186.87'

29.00'

S75°46'54"E (prop) 174.87'

28.40'

28.0'±

Fnd Post Broken off

N12°41'13"E 126.8' (tie)

140.00'

S71°47'19"E

48.62'

N08°24'30"E

Ref RCRD 2355–1889

metal fence

Existing Paved Driveway

S79°12'20"W 72.32' (tie)

Fnd IP (disturbed)

65.0'±(tie) N33°27'54"W

GARAGE

EM

brick walk

EXISTING 3 BEDROOM SINGLE FAMILY HOUSE #247

hvac

blk

G

ST

porch

deck

garden

GM

ST

Existing Leach Field NHDES approval CA2000030464

120.00'

N72°29'37"W

stockade fence

20.5'±

SHED

S09°12'07"W 101.29'(tie)

Granite Bound Fnd

N08°09'23"E 100.81'

Concrete Bound Fnd

wood fence

chain link fence

N72°41'27"W 245.56' (exis)

N72°41'27"W (prop) 238.26'

7.30'

Stone Bound Fnd (fieldstone)

182.54' (tie) S68°03'47"E

EASTERLY ABUTTER
N/F NANCY G ANDREW
TAX MAP 206 LOT 39

HOUSE #275

HOUSE #271

BARN

pool area

stockade fnc

chain link fnc

Mag 2024

Basis of Bearings

N

S

E

W

LAND OF BIALOBRZESKI TRUST
TAX MAP 205 LOT 27
EXISTING (AND PROPOSED) LOT AREA
51,420 SF± 1.18 ACRE±

LAND OF BYBEE AND PSOMAS
TAX MAP 206 LOT 38
EXISTING (AND PROPOSED) LOT AREA
0.92 AC PER PLAN REFERENCE NO 2
Note: No resurvey of remaining land of Bybee & Psomas has been conducted for this application.

LAND OF SKOGLUND TRUST
TAX MAP 206 LOT 38–1
EXISTING (AND PROPOSED) LOT AREA
0.74 AC PER PLAN REFERENCE NO 2
Note: No resurvey of remaining land of Skoglund Trust has been conducted for this application.

PARCEL A
250 sf±
Bialobrzeski to Bybee & Psomas

PARCEL B
250 sf±
Bybee & Psomas to Bialobrzeski

PARCEL C
720 sf±
Skoglund to Bialobrzeski

PARCEL D
720 sf±
Bialobrzeski to Skoglund

(prop) 15.00' S22°33'35"E

(prop) 12.00'

(prop) 76.14' S12°09'51"W

40.67'

90.75'

99.88' (exis) S12°09'51"W

35.47'

(prop) S75°55'40"E 29.05'

2.00'

9.13'

27.05'

28.01'

N75°55'40"W (exis)

9.21'

159.73' (tie) S79°34'50"E

E J Cote Rebar Fnd Down 1'

N26°20'57"E (exis) 86.00'

63.39'

129.22'

(exis) N80°11'56"W 41.00'

22.80' (prop)

18.20'

S06°10'57"W

56.62'

57.94' (exis) N17°07'45"E

PLAN REFERENCES:

1) See "Plat of Land for Robert V. & Anne W. Bialobrzeski" in Hampton NH Scale: 1"=20' Dated: January 1984 by Parker Survey Assoc., Inc, Exeter & Seabrook, NH RCRD PLAN D13472
2) See "Subdivision Plan for David J. & Marsha L. Skoglund" Hampton NH Scale: 1"=20' Dec 15, 2005 Tax Map 206 lot 38 by E.J. Cote & Associates Inc. Hampton NH RCRD PLAN D33450
3) See "Land of Gordis G. Armstrong & Lilllian Armstrong" Winnacunnet Road at Landing Road in Hampton NH Dated: August 30, 1956 & April 8, 1959 Survey and Plan by Daniel Knight C.E. RCRD PLAN 02843
4) See "Boundary Plan Town of Hampton Hampton Landfill" Winnacunnet Road and Landing Road Hampton NH Dated: March 23, 1990 Job No 87019 Scale:1"=100' by Terrascan Engineers Surveyors Dover NH RCRD PLAN D20223

NOTES

1. Plan intent is to adjust the common boundary between Tax Map 205 Lot 27 and Tax Map 206 Lots 38 and 38–1.
   a) Parcels A and D are to be combined with Lots 38 and 38–1. Parcels B and C to be combined with Lot 27.
   b) No new parcels or changes in lot area are created by this plan.
2. Subject properties are located in Zone RA and
   a) are not located in a FEMA flood hazard zone
   b) are not located in the Wetland Conservation Overlay District
   c) are located in the Groundwater Protection Overlay District
   d) RA building setback requirements: 20' front, 15' side, 10' rear
3. Subsurface utilities shown are approximate only and must be verified by the appropriate provider before any planned excavation.

LEGEND/SYMBOLS

Fnd	Found	sf	Square Feet
◎ IP	Iron Pipe	AC	Acre
● RBS	Reinforced Iron Bar Set w/Plastic I.D. Cap #893	RCRD	Rockingham County Registry of Deeds
ST	Septic Tank	N/F	Now or Formerly
-○- UP	Utility Pole	(E)	*Underground Utility Service
OHU	Overhead Utilities	(e)	*Underground Elec (private)
EM	Electric Meter	(w)	*Town Water Service
GM	Gas Meter	(G)	*Unitil Gas Service (*See note 3)
G	Generator	(exis)	Existing boundary line to be altered or eliminated
	Guy pole	(prop)	Proposed new or revised boundary line
	Private pole w/ light		

REFERENCE DEEDS

RCRD 5688–2573
RCRD 5654–0659
RCRD 5487–1268 (former barn preservation easement–expired)
RCRD 5869–0423
RCRD 1636–063
RCRD 1641–029
RCRD 1643–389
RCRD 1685–446
RCRD 2355–1889 (utility easement)
RCRD 5708–1465 (utility easement)
RCRD 5708–1463 (utility easement)
RCRD 1699–377
RCRD 1829–312
RCRD 1871–092
RCRD 1918–216
RCRD 2005–297
RCRD 2278–1624
RCRD 2353–0035

Plan of Land
for
Anne W. Bialobrzeski Revocable Trust
(Anne W. Bialobrzeski trustee)
Tax Map 205 Lot 27
including
Lot Line Adjustments
with
James A. Bybee and Lisa A. Psomas
Tax Map 206 Lot 38
and
Marsha L. Skoglund Revocable Trust
(Marsha L. Skoglund trustee)
Tax Map 206 Lot 38–1
in
Hampton NH
Rockingham County
MAY 2024

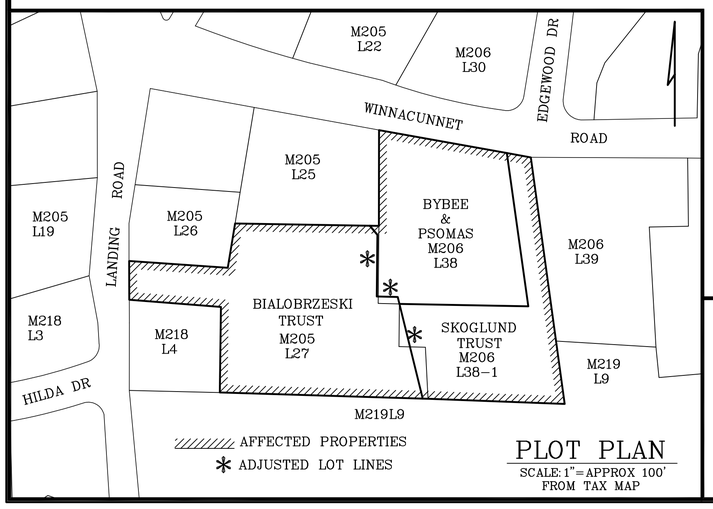
Scale 1 inch = 20 feet

20 0 10 20 40 60

Landry Surveying, LLC
248 Mill Pond Road
Nottingham, NH 03290
(603) 679–1387

Standard Urban Property Survey

Job No. 2161



PLOT PLAN
SCALE: 1"=APPROX 100'
FROM TAX MAP

OWNERS OF RECORD

TAX MAP 205 LOT 27
Anne W. Bialobrzeski Revocable Trust
(u/d/t 1/27/16)
Anne W. Bialobrzeski trustee
247 Landing Road
Hampton, NH 03842
RCRD 5688–2573
(See Plan Ref. No. 1)
See also RCRD 2355–1889

TAX MAP 206 LOT 38
James A. Bybee &
Lisa A. Psomas
271 Winnacunnet Road
Hampton NH 03842
RCRD 5654–0659
(See Plan Reference No 2)
See also RCRD 5487–1268
See also RCRD 5708–1465

TAX MAP 206 LOT 38–1
Marsha L. Sloglund[sic] Revocable Trust
(u/t/a dated October 24, 2017)
Marsha L. Skoglund trustee
275 Winnacunnet Road
Hampton NH 03842
RCRD 5869–0423
(See Plan Ref. No. 2)
See also RCRD 5708–1463

Waiver requested of Subdivision Regulations
Art.V Section D.13 – all property lines of all lots
Art.V Section E – Detailed Plan

APPROVED BY THE
HAMPTON PLANNING BOARD

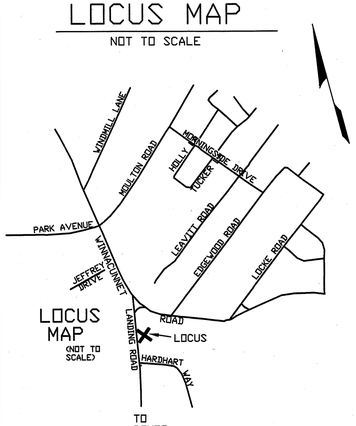
CHAIRMAN: _____

DATE: _____

STATE OF NEW HAMPSHIRE No. 893 PETER D. LANDRY LICENSED LAND SURVEYOR

LOCUS MAP

NOT TO SCALE



SOIL CLASS: 510-HOOSIC

SOURCE: USDA-SCS SOIL SURVEY

BENCH MARKS: ASSUMED DATUM

#1 SET HUB ELEV 36.93'

#2 CDR CONC BULKHEAD ELEV 36.59

#3 TOP EXISTING TANK ELEV 34.55

DESIGN INTENT:

THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM SHALL BE CONSTRUCTED AT ELEVATION 32.35 WHICH IS APPROXIMATELY 3.6 FT BELOW ORIGINAL GRADE ON THE HIGH CONTOUR OF THE DESIGNED E.D.S. (EL35.95)

SUITABLE REPLACEMENT AREA:

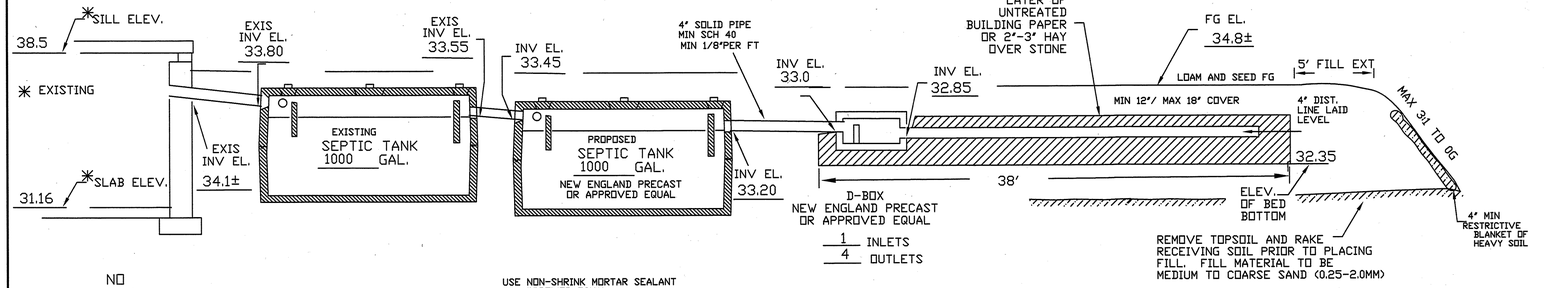
SYSTEM MUST BE REBUILT IN PLACE OR REDESIGNED.

LEGEND:

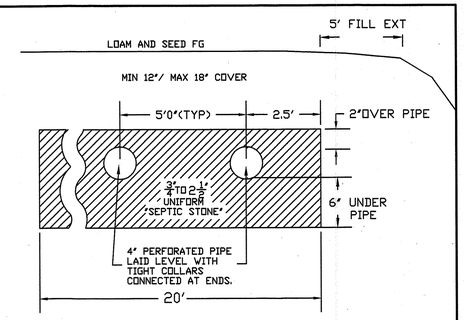
- 100 / (100) — EXISTING CONTOUR / PROPOSED CONTOUR
- 50.0 / (50.0) — EXISTING SPOT ELEVATION / PROPOSED SPOT ELEVATION

NOTES:

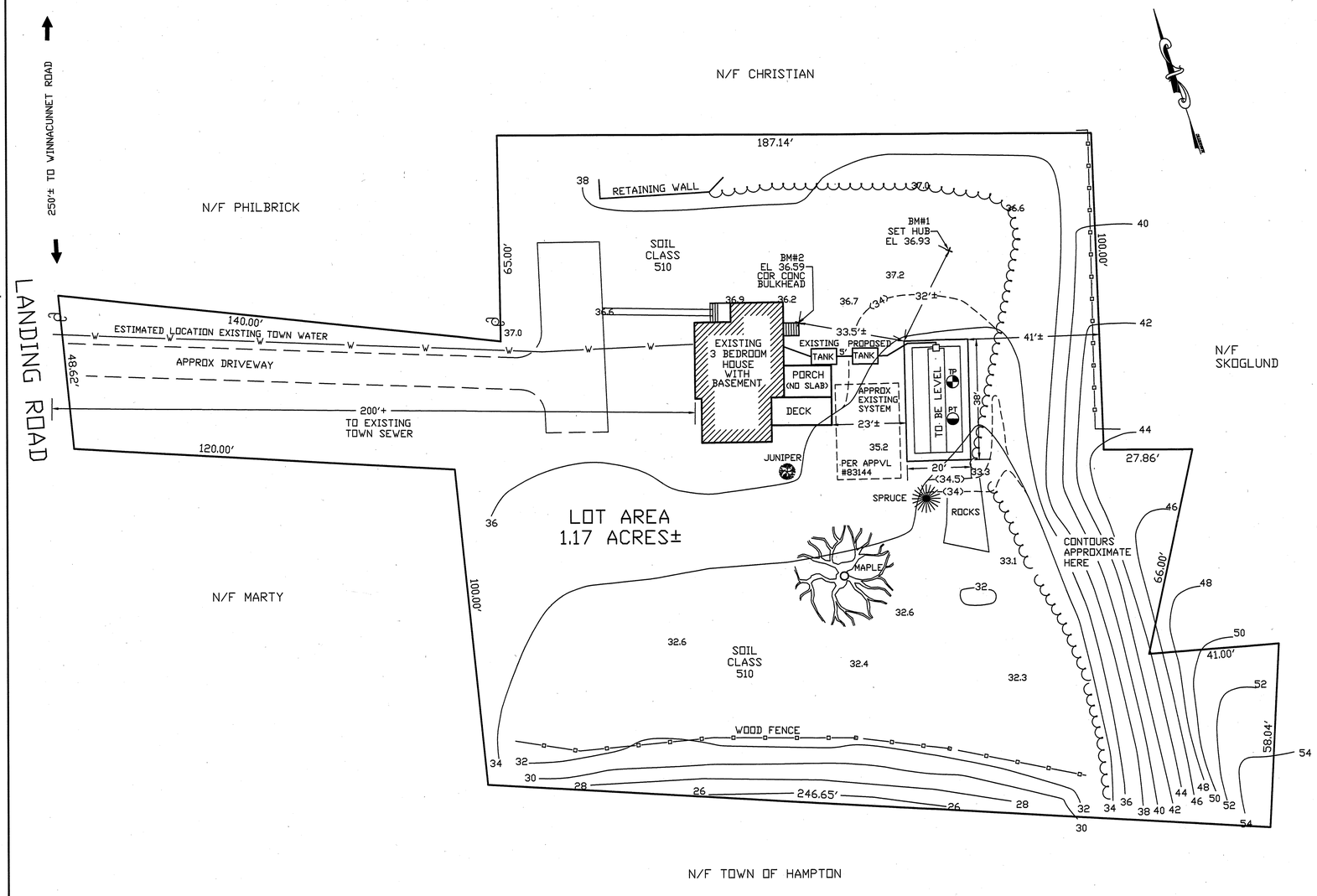
1. NOT TO BE CONSTRUED AS A LOT SURVEY. APPROXIMATE PROPERTY LINES SHOWN ARE BASED ON: RCRD PLAN D13472
2. NHDES-WS&PCD SUBDIVISION APPROVAL NUMBER: N/A LOT OF RECORD
3. THIS SYSTEM IS NOT DESIGNED TO HANDLE GARBAGE DISPOSAL WASTE.
4. NO SURFACE WATER OR WELL WITHIN 100' OF PROPOSED SYSTEM.


SILL ELEV. 38.5
EXISTING
EXIS INV EL. 33.80
EXISTING SEPTIC TANK 1000 GAL.
EXIS INV EL. 33.55
INV EL. 33.45
4" SOLID PIPE MIN SCH 40 MIN 1/8"PER FT
PROPOSED SEPTIC TANK 1000 GAL. NEW ENGLAND PRECAST OR APPROVED EQUAL
SLAB ELEV. 31.16
EXIS INV EL. 34.1±
INV EL. 33.20
INV EL. 33.0
INV EL. 32.85
D-BOX NEW ENGLAND PRECAST OR APPROVED EQUAL
1 INLETS
4 OUTLETS
LAYER OF UNTREATED BUILDING PAPER OR 2'-3' HAY OVER STONE
FG EL. 34.8±
LOAM AND SEED FG
5' FILL EXT
MIN 12"/ MAX 18" COVER
4' DIST. LINE LAID LEVEL
MAX 3:1 TO OG
32.35
38'
ELEV. OF BED BOTTOM
4" MIN RESTRICTIVE BLANKET OF HEAVY SOIL
REMOVE TOPSOIL AND RAKE RECEIVING SOIL PRIOR TO PLACING FILL. FILL MATERIAL TO BE MEDIUM TO COARSE SAND (0.25-2.0MM)
NO FOUNDATION DRAINS
USE NON-SHRINK MORTAR SEALANT OR APPROVED EQUAL

CROSS SECTION DISPOSAL SYSTEM - NOT TO SCALE



PLAN : 1"=20'



PLOT PLAN

TEST PIT DATA

DATE: 10/31/00

TOWN INSPECTOR: N/A

TEST PITS LOGGED BY A.W. BIALOBRZESKI (DESIGNER #348)

TEST PIT ELEV 35±

0-12' TOPSOIL (LOAM AND ROOT MAT)
8'-96'+ MIXED, 10YR4/4 TO 10YR4/6, GRAVELLY MEDIUM TO COARSE SAND, LOOSE GRANULAR NO EVIDENCE OF SHW, NO OBSERVED WATER, NO REFUSAL.

PERC TEST DATA

PT

DATE: 10/31/00

PERC RATE: < 2 MIN/IN

DESIGN LOADING: 3 BEDROOMS

AREA REQUIRED: 560 SF

AREA PROPOSED: 20' X 38' = 760 SF

PROPOSED REPLACEMENT

SEPTIC SYSTEM PLAN

PREVIOUS APPROVAL #83144
EXISTING FAILED SYSTEM

LOCUS: 247 LANDING ROAD
HAMPTON, NH

OWNER: ROBERT & ANNE BIALOBRZESKI
247 LANDING ROAD
HAMPTON, NH 03842

NEW HAMPSHIRE Designer of Subsurface Disposal Systems ★★★ Ann W. Bialobrzeski No. 348 Water Supply & Pollution Control

APPLICANT:
ROBERT & ANNE BIALOBRZESKI
247 LANDING ROAD
HAMPTON, NH 03842

DATE: 11/05/00

APPROVAL: CA200030464

Gmail Stockton Services <stockton752@gmail.com>

(no subject)

9 messages

Stockton Services <stockton752@gmail.com> Mon, Apr 15, 2024 at 3:49 PM
To: Lisa Psomas <lapsomas@comcast.net>

May I please have an email address for Gus?
Tocky

--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 765-8918

Lisa Psomas <lapsomas@comcast.net> Mon, Apr 15, 2024 at 6:43 PM
To: Stockton Services <stockton752@gmail.com>

This is the email to contact me.
Gus

> On Apr 15, 2024, at 3:49 PM, Stockton Services <stockton752@gmail.com> wrote:
>
> [Quoted text hidden]

Stockton Services <stockton752@gmail.com> Mon, Apr 15, 2024 at 6:48 PM
To: Lisa Psomas <lapsomas@comcast.net>

Ok.
Tocky
[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Thu, Apr 18, 2024 at 3:56 PM
To: Lisa Psomas <lapsomas@comcast.net>

see attached.
rtbs means rebar to be set if we proceed to the Planning Board.
Please review and respond as to whether you want to do this.
Tocky
[Quoted text hidden]

bybee prelim 04-18-24.pdf
51K

Stockton Services <stockton752@gmail.com> Wed, Apr 24, 2024 at 8:04 PM
To: Lisa Psomas <lapsomas@comcast.net>

Gus,
I haven't heard back from you.
Do you have questions ?
Tocky
[Quoted text hidden]

Lisa Psomas <lapsomas@comcast.net> Fri, Apr 26, 2024 at 6:56 PM
To: Stockton Services <stockton752@gmail.com>

Tocky,

I will walk it this weekend and get back to you with any questions we have.

Gus
[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Fri, Apr 26, 2024 at 6:58 PM
To: Lisa Psomas <lapsomas@comcast.net>

Ok. Thank you.
T

[Quoted text hidden]

Lisa Psomas <lapsomas@comcast.net> Mon, Apr 29, 2024 at 9:19 PM
To: Stockton Services <stockton752@gmail.com>

Tocky,

I was finally able to look tonight, I see that you put yellow flags down, I assume that is the proposed property line; I just did not see anything beyond the chain link fence, so could not tell for sure where that line would be. Looking at the preliminary you sent over it looks it looks to be 2 feet beyond the chain link fence approximately 27 feet long, is that correct?

If so I will mark it so that we can understand where it would be and then I can let you know how we feel about next steps.

Gus
[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Tue, Apr 30, 2024 at 10:43 AM
To: Lisa Psomas <lapsomas@comcast.net>

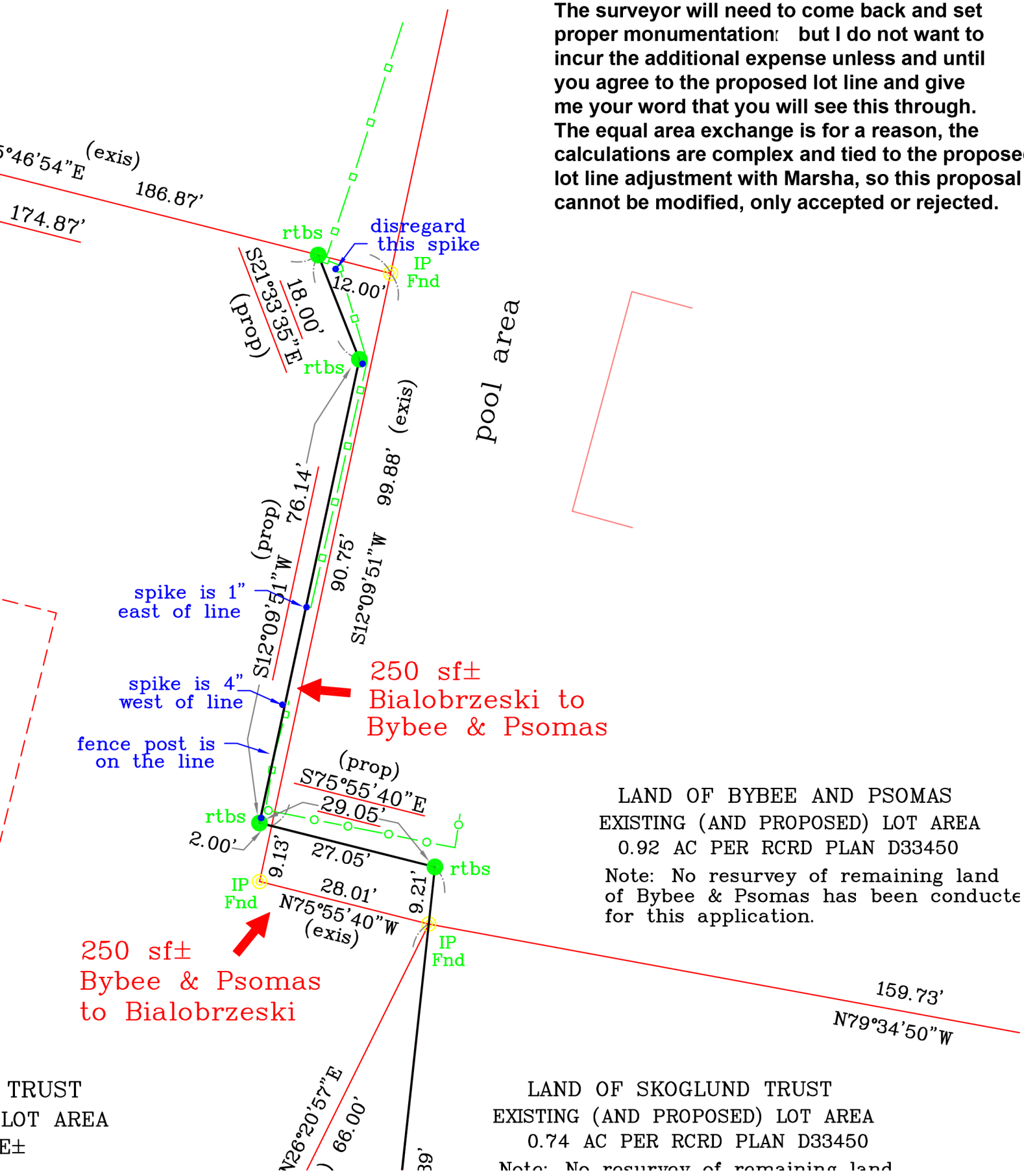
Gus,
See attached.
Please review and tell me whether you want to do this or not.
I don't understand what you mean when you say you can let me know how you feel about next steps. What "next steps" are you talking about?
If you want to do this, I expect that you will authorize me to submit the Planning Board application and present the proposal at the Public Hearing.
Am I missing something?
Tocky

[Quoted text hidden]

---

to Gus 04-30-24.pdf
2612K

The blue dots are spikes with yellow flagging (set previously for reference only). I have placed stakes with red flagging at approximate proposed lot corners (within a few inches). The surveyor will need to come back and set proper monumentation but I do not want to incur the additional expense unless and until you agree to the proposed lot line and give me your word that you will see this through. The equal area exchange is for a reason, the calculations are complex and tied to the proposed lot line adjustment with Marsha, so this proposal cannot be modified, only accepted or rejected.



054945

2013 OCT 15 PM 2:41

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

DISCRETIONARY PRESERVATION EASEMENT AGREEMENT

KNOW ALL BY THESE PRESENTS that Marsha L. Skoglund, of 271 Winnacunnet Rd, Town of Hampton, County of Rockingham, and State of New Hampshire, (hereinafter "Grantor") for consideration paid grants to The Town of Hampton, of 100 Winnacunnet Road, Hampton, County of Rockingham and State of New Hampshire (hereinafter "Grantee") a discretionary preservation easement for an historic agricultural structure, located at 271 Winnacunnet Road, Town of Hampton, County of Rockingham, and State of New Hampshire, and further described as follows:

This easement shall be for the preservation of an attached barn with attached shed, having a total ground area of approximately two thousand and twenty three (2,023) square feet. This barn, which has been used for storing gardening and farm equipment, is approximately 150 years old. It was restored in 1975. The local tax map and lot number(s) for the land and historic agricultural structure being classified is: 206-038-000. This easement also includes the land necessary for the function of the barn.

For title purposes, please see deed from Marsha L. Skoglund, Trustee of the M.L.S. Realty Trust u/t/d November 18, 1986 to David J. Skoglund and Marsha L. Skoglund and recorded in the Rockingham County Registry of Deeds at Book 4467, Page 0701.

Grantor agrees to maintain this barn in keeping with its historic integrity and character during the term of this easement to preserve its public benefit under RSA 79-D:3 and to further the purposes of RSA Ch. 79-D.

In the event that the structure is destroyed by fire, storm or other unforeseen circumstances not within the control of the Grantor, this preservation easement shall be released without penalty in accordance with N.H. RSA 79-D:8,V. However, if the Grantor shall fail to maintain the structure in conformity with this agreement, or shall cause the structure to significantly deteriorate or be demolished or removed, this preservation easement shall be terminated and a penalty assessed in accordance with N.H. RSA 79-D:8, I(a) and (b).

Under the guidelines of N.H. RSA 79-D:7 the method of assessment for discretionary preservation easement structures shall fall within a range of between seventy-five (75%) percent and twenty-five (25%) percent. The local governing body has determined, through application of the criteria set forth in RSA 79-D:3, II and in the guidelines of the New Hampshire Historic Agricultural Structures Advisory Committee, that Grantee will allow a fifty (50%) percent decrease in assessment of the barn and the land necessary for the function of the barn for the duration of this easement "to encourage the preservation of historic agricultural structures and prevent the loss of historic agricultural structures due to property taxation at values incompatible with their preservation." N.H. RSA 79-D:1. This percentage off is multiplied by the full value assessment of the qualifying structure and land.

This easement shall be in effect for a period of ten (10) tax years starting with the 2013 tax year. Upon the expiration of the terms of this discretionary easement, the owner may apply for a renewal, and the owner and local governing body shall have the same rights and duties with respect to the renewal application as they did with respect to the original application.

This easement constitutes a burden upon the above real property of Grantor and shall bind all transferees and assignees of such property. This easement shall not be assigned, transferred, or released by the municipality without the consent of the owner, except as provided in RSA 79-D:8.

In witness whereof, Grantor has set forth its hand and seal, this 3 day of October, 2013

Marsha L. Skoglund

By: Marsha L. Skoglund
Marsha L. Skoglund

Subscribed and sworn to before me this 3 day of October, 2013, by Marsha L. Skoglund.

KRISTI PULLIAM NOTARY PUBLIC HAMPSHIRE

Notary Public/Justice of the Peace
My Commission Expires: KRISTI PULLIAM, Notary Public
My Commission Expires October 6, 2015

In witness whereof, Grantee Town of Hampton has set forth its hand and seal, this 30 day of September, 2013.

Town of Hampton
By its Board of Selectmen

Richard E. Nichols, Chairman
Town of Hampton
Board of Selectmen

049340

MAIL TO

PREPARED BY AND RETURN TO:
MONEY LAW OFFICES, P.L.L.C.
118 MAPLEWOOD AVE., SUITE B4
P.O. BOX 1144
PORTSMOUTH, NH 03802-1144

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
Thousand * Hundred 40 Dollars
DATE 11/06/2017 RO074896 $ 40.00

C/H
L-CHIP
ROA389467

2017 NOV -6 AM 10:58

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That I, Marsha L. Skoglund, a single person, of 275 Winnacunnet Road, Hampton, County of Rockingham, State of New Hampshire, ("GRANTOR") for consideration paid, grant to Marsha L. Sloglund, Trustee of the Marsha L. Sloglund Revocable Trust, u/t/a dated October 24, 2017, as may be amended, of 275 Winnacunnet Road, Hampton, County of Rockingham, State of New Hampshire, ("GRANTEE") with WARRANTY COVENANTS, all of my rights, title and interest in and to the following described premises:

A certain tract of land, with the buildings thereon, located in Hampton, County of Rockingham and State of New Hampshire, on the southerly side of Winnacunnet Road, bounded and described as follows:

Northerly by Winnacunnet Road; Westerly by land formerly of I. Bland Damsell; Easterly by land formerly of Charles H. Brown; and Southerly by a line by a wedge formerly of Charles H. Brown; Westerly to a wedge at the land which the Town of Hampton purchased from Bland Damsell for a gravel pit. Containing one and one-half (1½) acres, more or less.

Also including two small pieces of land adjoining the above on the West which piece is the land Charles A. P. Miner bought at separate times from I. Bland Damsell. These two tracts together contain about one acre.

Meaning and intending to describe and convey a portion of the same property interest conveyed to David J. Skoglund (now deceased, see Certificate of Death of David J. Skoglund recorded at Book 5456 Page 2745) and Marsha L. Skoglund by Warranty Deed of Marsha L. Skoglund dated April 15, 2005 and recorded with the Rockingham County Registry of Deeds at Book 4467, Page 0701.

This deed was prepared by Money Law Offices, P.L.L.C. from information supplied by the grantor or grantor's agent. No independent title examination was undertaken, on behalf of the grantor, nor did the preparer otherwise verify the accuracy of the representations contained herein.

EXECUTED this 24 day of October, 2017.

Marsha L. Skoglund, Grantor

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

Personally appeared the above named Marsha L. Skoglund, Grantor, and acknowledged the foregoing instrument as her voluntary act and deed, before me, this 24 day of October, 2017.

Notary Public
My Commission expires:
(seal)

PAMELA J. ST. ONGE
MY COMMISSION EXPIRES JULY 22, 2020
NOTARY PUBLIC NEW HAMPSHIRE

Warranty Deed (275 Winnacunnet Road, Hampton, NH)

Gmail Stockton Services <stockton752@gmail.com>

A Hampton question for you

3 messages

Stockton Services <stockton752@gmail.com> Sat, May 18, 2024 at 4:22 PM
To: Ed Tinker <etinker@mrigov.com>

Hi Ed,
When a barn preservation easement expires, do you notify the property owner?
And/or.....
Can you confirm that the easement for 271 Winnacunnet Rd in Hampton has in fact expired?
Thanks,
Tocky

Ed Tinker <etinker@mrigov.com> Mon, May 20, 2024 at 7:17 AM
To: Stockton Services <stockton752@gmail.com>

Good morning,

Prior to experation a letter is sent to the property owner which outlines the renewal process if they so wish to renew.

The owners at 271 Winnacunnet Rd were sent a letter but did not respond, with no response the easement expired.

Ed

Edward Tinker, CNHA

Contract Assessor

Municipal Resources, Inc.

Office: 603-279-0352
Cell: 603-545-1761

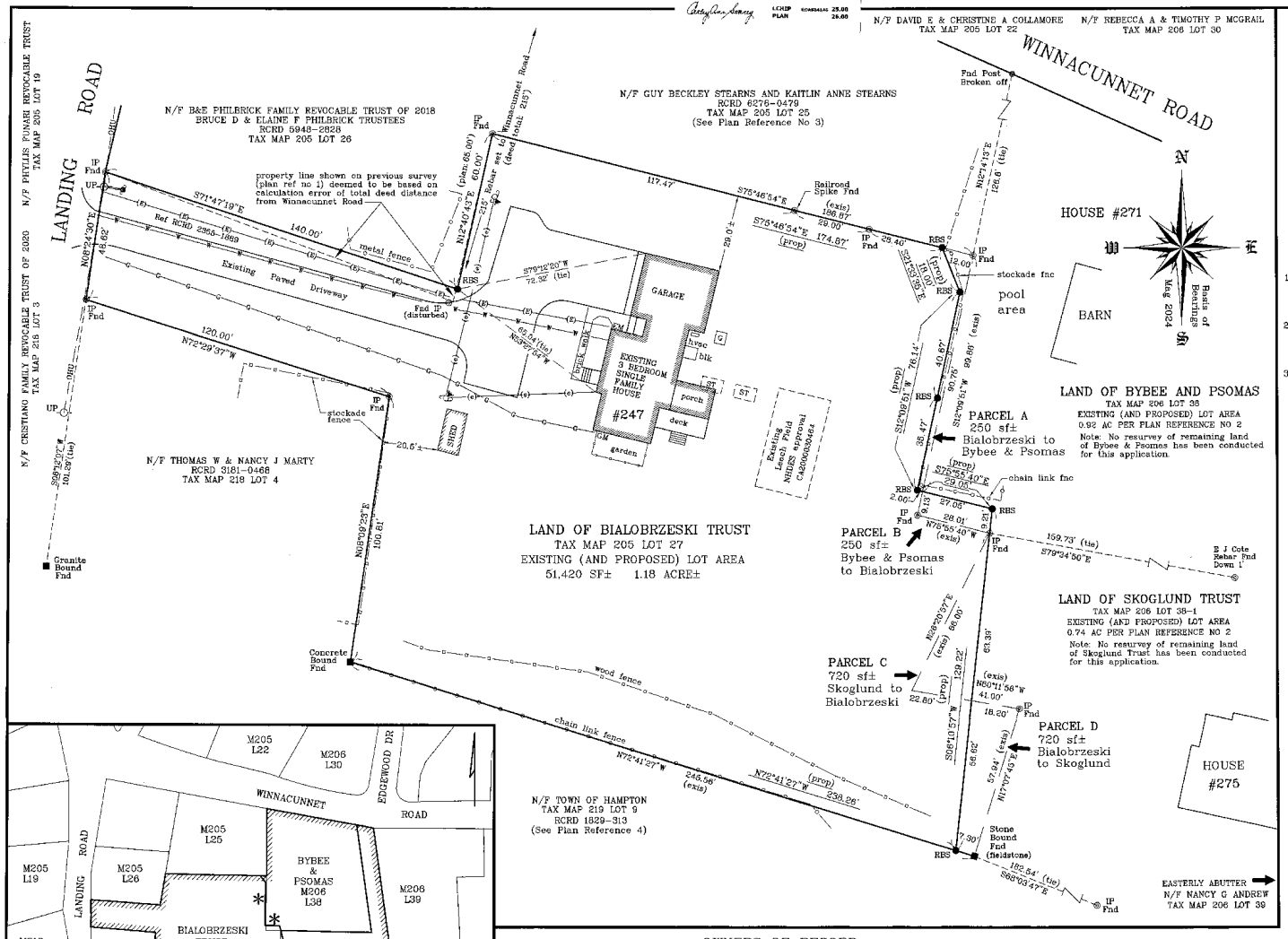
From: Stockton Services <stockton752@gmail.com>
Sent: Saturday, May 18, 2024 4:22 PM
To: Ed Tinker <etinker@mrigov.com>
Subject: A Hampton question for you

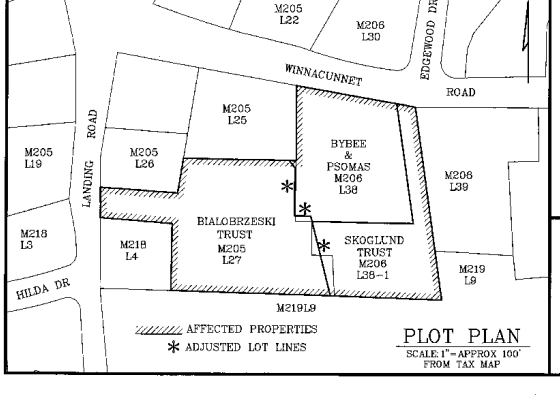
[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Mon, May 20, 2024 at 7:36 AM
To: Ed Tinker <etinker@mrigov.com>

Perfect reply. Just what I needed.
Thank you!
Tocky

D - 44631 08/13/2024 11:39:05 AM
Register of Deeds, Rockingham County
LCHIP 6048446 25.00
PLAN 26.00





PLAN REFERENCES:

1) See "Plat of Land for Robert V. & Anne W. Bialobrzeski" in Hampton NH Scale: 1"=20' Dated: January 1984 by Parker Survey Assoc., Inc, Exeter & Seabrook, NH RCRD PLAN D13472
2) See "Subdivision Plan for David J. & Marsha L. Skoglund" Hampton NH Scale: 1"=20' Dec 15, 2005 Tax Map 206 lot 38 by E.J. Cote & Associates Inc. Hampton NH RCRD PLAN D33450
3) See "Land of Gordis G. Armstrong & Lillian Armstrong" Winnacunnet Road at Landing Road in Hampton NH Dated: August 30, 1956 & April 8, 1959 Survey and Plan by Daniel Knight C.E. RCRD PLAN 02643
4) See "Boundary Plan Town of Hampton Hampton Landfill" Winnacunnet Road and Landing Road Hampton NH Dated: March 23, 1990 Job No 87019 Scale: 1"=100' by Terrascan Engineers Surveyors Dover NH RCRD PLAN D20223

NOTES

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   b) No new parcels or changes in lot area are created by this plan.
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   a) are not located in a FEMA flood hazard zone
   b) are not located in the Wetland Conservation Overlay District
   c) are located in the Groundwater Protection Overlay District
   d) RA building setback requirements: 20' front, 15' side, 10' rear
3. Subsurface utilities shown are approximate only and must be verified by the appropriate provider before any planned excavation.

LEGEND/SYMBOLS

Fnd	Found	sf	Square Feet
◎ IP	Iron Pipe	AC	Acre
● RBS	Reinforced Iron Bar Set w/Plastic I.D. Cap #893	RCRD	Rockingham County Registry of Deeds
ST	Septic Tank	N/F	Now or Formerly
-○-UP	Utility Pole	(E)	* Underground Utility Service
OHU	Overhead Utilities	(e)	* Underground Elec (private)
EM	Electric Meter	(w)	* Town Water Service
GM	Gas Meter	(G)	* Unitil Gas Service (*See note 3)
G	Generator	(exis)	Existing boundary line to be altered or eliminated
	Guy pole	(prop)	Proposed new or revised boundary line
	Private pole w/ light		

REFERENCE DEEDS

RCRD 5688-2573	RCRD 2355-1869	(utility easement)
RCRD 5654-0659	RCRD 5708-1465	(utility easement)
RCRD 5487-1268	(former barn preservation easement-expired)	
RCRD 5869-0423	RCRD 5708-1463	(utility easement)
RCRD 1636-065	RCRD 1698-377	RCRD 2005-297
RCRD 1641-029	RCRD 1829-312	RCRD 2278-1624
RCRD 1643-389	RCRD 1871-092	RCRD 2353-0035
RCRD 1685-448	RCRD 1918-216	

Plan of Land
for
Anne W. Bialobrzeski Revocable Trust
(Anne W. Bialobrzeski trustee)
Tax Map 205 Lot 27
including
Lot Line Adjustments
with
James A. Bybee and Lisa A. Psomas
Tax Map 206 Lot 38
and
Marsha L. Skoglund Revocable Trust
(Marsha L. Skoglund trustee)
Tax Map 206 Lot 38-1
in
Hampton NH
Rockingham County
MAY 2024

Scale 1 inch = 20 feet

20 0 10 20 40 60

OWNERS OF RECORD

TAX MAP 205 LOT 27	TAX MAP 206 LOT 38	TAX MAP 206 LOT 38-1
Anne W. Bialobrzeski Revocable Trust (u/d/t 1/27/16)	James A. Bybee & Lisa A. Psomas	Marsha L. Skoglund[sic] Revocable Trust (u/t/a dated October 24, 2017)
Anne W. Bialobrzeski trustee	271 Winnacunnet Road	Marsha L. Skoglund trustee
247 Landing Road	Hampton NH 03842	275 Winnacunnet Road
Hampton, NH 03842	RCRD 5654-0659	Hampton, NH 03842
RCRD 5688-2573	(See Plan Reference No 2)	RCRD 5869-0423
(See Plan Ref. No. 1)	See also RCRD 5487-1268	(See Plan Ref. No. 2)
See also RCRD 2355-1869	See also RCRD 5708-1465	See also RCRD 5708-1463

Waiver requested of Subdivision Regulations
Art.V Section D.13 – all property lines of all lots
Art.V Section E – Detailed Plan

APPROVED BY THE
HAMPTON PLANNING BOARD
CHAIRMAN
DATE August 7, 2024

NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 893 PETER D. LANDRY 7-30-24

Landry Surveying, LLC
248 Mill Pond Road
Nottingham, NH 03290
(603) 679-1387

Standard Urban Property Survey

D-44631

Job No. 2161

(M) Marsha Skoglund
275 Winnacunnet Rd
Hampton NH 03842

DocId:2027473 Tx:4090278

Book: 6573 Page: 2183

 # 24028351 09/19/2024 02:26:30 PM
Book 6573 Page 2183 Page 1 of 1
Register of Deeds, Rockingham County

Cathy Ann Stacey

LCHIP	**ROA687470**	**25.00**
RECORDING		**10.00**
SURCHARGE		**2.00**

KNOW ALL MEN BY THESE PRESENTS, that **Anne W. Bialobrzeski, as Trustee of the Anne W. Bialobrzeski Revocable Trust (u/d/t 1/27/16)** of 247 Landing Road, Town of Hampton, County of Rockingham, State of New Hampshire 03842 grants to **Marsha L. Skoglund, as Trustee of the Marsha L. Skoglund Revocable Trust (u/t/a dated 10/24/17),** of 275 Winnacunnet Road, Town of Hampton, County of Rockingham, State of New Hampshire 03842, with Warranty Covenants, the following described premises:

A certain parcel of land located in said Town of Hampton and County of Rockingham, containing 720 square feet more or less and shown as PARCEL D on a Plan entitled "Plan of Land for Anne W. Bialobrzeski Revocable Trust including Lot Line Adjustments with James A. Bybee and Lisa A Psomas and Marsh L. Skoglund Revocable Trust in Hampton, NH dated May 2024" prepared by Landry Surveying LLC and recorded in the Rockingham County Registry of Deeds as Plan D44631.

Said parcel is a portion of the property conveyed to Robert V. and Anne W. Bialobrzeski by deed of David J. and Marsha L. Skoglund dated September 24, 1979, recorded in the Rockingham County Registry of Deeds at Book 2353 Page 0035, and subsequently conveyed to this grantor by deed dated January 27, 2016 and recorded in said Registry at Book 5688 Page 2573.

CONSIDERATION LESS THAN ONE DOLLAR NHRSA 78-B:2 IX

Signed this 20th day of August 2024

WITNESS

Anne W Bialobrzeski
ANNE W. BIALOBRZESKI Trustee

STATE OF NEW HAMPSHIRE
ROCKINGHAM COUNTY August 20th 2024

Personally appeared ANNE W. BIALOBRZESKI, known to me or satisfactorily proven to be the person whose name is subscribed in the foregoing instrument, and acknowledged that she executed the same of her own free will.

Before me C L Strouse
Justice of the Peace/ Notary Public
My Commission Expires:

CRYSTAL L. STROUSE
MY COMMISSION EXPIRES AUG. 28, 2024
NOTARY PUBLIC
NEW HAMPSHIRE

24028352 09/19/2024 02:26:31 PM
Book 6573 Page 2184 Page 1 of 1
Register of Deeds, Rockingham County
Cathy Ann Stacey

LCHIP	ROA687471	25.00
RECORDING		10.00
SURCHARGE		2.00

DocId:20274738 Tx:40902778

(M)
Anne W. Bialobrzeski
247 Landing Road
Hampton, NH 03842

KNOW ALL MEN BY THESE PRESENTS, that **Marsha L. Skoglund, as Trustee of the Marsha L. Skoglund Revocable Trust (u/t/a dated 10/24/17)** of 275 Winnacunnet Road, Town of Hampton, County of Rockingham, State of New Hampshire 03842, grants to **Anne W. Bialobrzeski, as Trustee of the Anne W. Bialobrzeski Revocable Trust (u/d/t 1/27/16)** of 247 Landing Road, Town of Hampton, County of Rockingham, State of New Hampshire 03842, with Warranty Covenants, the following described premises:

A certain parcel of land located in said Town of Hampton and County of Rockingham, containing 720 square feet more or less and shown as PARCEL C on a Plan entitled "Plan of Land for Anne W. Bialobrzeski Revocable Trust including Lot Line Adjustments with James A. Bybee and Lisa A Psomas and Marsh L. Skoglund Revocable Trust in Hampton, NH dated May 2024" prepared by Landry Surveying LLC and recorded in the Rockingham County Registry of Deeds as Plan D44631.

Said parcel is a portion of the property conveyed to David J. and Marsha L. Skoglund by deed of Mildred A. Barteau dated March 28, 1977, recorded in the Rockingham County Registry of Deeds at Book 2278 Page 1624, and subsequently conveyed to this grantor by deed of Marsha L. Skoglund dated October 24, 2017, recorded in said Registry at Book 5869 Page 0423.

CONSIDERATION LESS THAN ONE DOLLAR NHRSA 78-B:2 IX

Signed this 17th day of September 2024

Sheila Jaubert
WITNESS

Marsha L. Skoglund
MARSHA L. SKOGLUND, Trustee

STATE OF NEW HAMPSHIRE
ROCKINGHAM COUNTY 9/17/2024 2024

Personally appeared MARSHA L. SKOGLUND, known to me or satisfactorily proven to be the person whose name is subscribed in the foregoing instrument, and acknowledged that she executed the same of her own free will.

JULIE A. WELCH
MY COMMISSION EXPIRES FEB. 3, 2026
NOTARY PUBLIC NEW HAMPSHIRE

Before me Julie A. Welch
Justice of the Peace/ Notary Public
My commission Expires: 2/3/2026

(M)
James Bybee & Lisa Psomas
271 Winnacunnet Rd
Hampton NH 03842

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Book 6573 Page 2185 Page 1 of 1
Register of Deeds, Rockingham County
Cathy Ann Stacey

LCHIP	ROA687472	25.00
RECORDING		10.00
SURCHARGE		2.00

DocId:20274741
Tx:40902778

KNOW ALL MEN BY THESE PRESENTS, that **Anne W. Bialobrzeski, as Trustee of the Anne W. Bialobrzeski Revocable Trust (u/d/t 1/27/16)** of 247 Landing Road, Town of Hampton, County of Rockingham, State of New Hampshire 03842 grants to **James A. Bybee and Lisa A. Psomas,** a married couple, of 271 Winnacunnet Road, Town of Hampton, County of Rockingham, State of New Hampshire 03842, with Warranty Covenants, the following described premises:

A certain parcel of land located in said Town of Hampton and County of Rockingham, containing 250 square feet more or less and shown as PARCEL A on a Plan entitled "Plan of Land for Anne W. Bialobrzeski Revocable Trust including Lot Line Adjustments with James A. Bybee and Lisa A Psomas and Marsh L. Skoglund Revocable Trust in Hampton, NH dated May 2024" prepared by Landry Surveying LLC and recorded in the Rockingham County Registry of Deeds as Plan D44631.

Said parcel is a portion of the property conveyed to Robert V. and Anne W. Bialobrzeski by deed of David J. and Marsha L. Skoglund dated September 24, 1979, recorded in the Rockingham County Registry of Deeds at Book 2353 Page 0035, and subsequently conveyed to this grantor by deed dated January 27, 2016 and recorded in said Registry at Book 5688 Page 2573.

CONSIDERATION LESS THAN ONE DOLLAR NHRSA 78-B:2 IX

Signed this 20th day of August 2024

Witness — Anne W. Bialobrzeski
ANNE W. BIALOBRZESKI Trustee

STATE OF NEW HAMPSHIRE
ROCKINGHAM COUNTY August 20th, 2024

Personally appeared ANNE W. BIALOBRZESKI, known to me or satisfactorily proven to be the person whose name is subscribed in the foregoing instrument, and acknowledged that she executed the same of her own free will.

Before me _____
Justice of the Peace/ Notary Public
My Commission Expires:

CRYSTAL L. STROUSE
MY COMMISSION EXPIRES AUG. 28, 2024
NOTARY PUBLIC
NEW HAMPSHIRE

24028354 09/19/2024 02:26:33 PM
Book 6573 Page 2186 Page 1 of 1
Register of Deeds, Rockingham County
Cathy Ann Stacey

LCHIP	ROA687473	25.00
RECORDING		10.00
SURCHARGE		2.00

DocId:20274742
Tx:40902778

(M)
Anne W. Bialobrzeski
247 Landing Road
Hampton, NH 03842

KNOW ALL MEN BY THESE PRESENTS, that **James A. Bybee and Lisa A. Psomas,** a married couple, of 271 Winnacunnet Road, Town of Hampton, County of Rockingham, State of New Hampshire 03842, grant to **Anne W. Bialobrzeski, as Trustee of the Anne W. Bialobrzeski Revocable Trust (u/d/t 1/27/16)** of 247 Landing Road, Town of Hampton, County of Rockingham, State of New Hampshire 03842, with Warranty Covenants, the following described premises:

A certain parcel of land located in said Town of Hampton and County of Rockingham, containing 250 square feet more or less and shown as PARCEL B on a Plan entitled "Plan of Land for Anne W. Bialobrzeski Revocable Trust including Lot Line Adjustments with James A. Bybee and Lisa A Psomas and Marsh L. Skoglund Revocable Trust in Hampton, NH dated May 2024" prepared by Landry Surveying LLC and recorded in the Rockingham County Registry of Deeds as Plan D44631.

Said parcel is a portion of the property conveyed to these grantors by deed of Marsha L. Skoglund dated September 15, 2015, recorded in the Rockingham County Registry of Deeds at Book 5654 Page 0659.

CONSIDERATION LESS THAN ONE DOLLAR NHRSA 78-B:2 IX

Signed this 24th day of August 2024

WITNESS

James A Bybee
JAMES A. BYBEE

WITNESS

LISA A. PSOMAS

STATE OF NEW HAMPSHIRE, ROCKINGHAM COUNTY August 24th 2024

Personally appeared JAMES A. BYBEE and LISA A. PSOMAS, known to me or satisfactorily proven to be the persons whose names are subscribed in the foregoing instrument, and acknowledged that they executed the same of their own free will.

Before me Jennifer A Glynn
Justice of the Peace/ Notary Public
My commission Expires: 06/15/2027

JENNIFER A GLYNN
Notary Public - New Hampshire
My Commission Expires Jun 15, 2027